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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES **HISTORIC SITES BOARD** **August 19, 2002**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:35PM
- **Members Present:**
Paul Johnson
Charles Muse
Jim Royle
Margie Warner
2 empty seats
- **Excused Absences:**
Carmen Lucas
- **Other General Information**
None

B. Conflict of Interest Declaration None

C. Approval of 07/15/02 Board Minutes Charles Muse moved that the 7/15/2002 minutes be approved. 2nd by Paul Johnson. Motion carried.

D. Reports - **Vacant Seats – Staff**

District 1 and District 4 are in the process of appointing replacement members. District 1 is in the process of appointing Steve Astrada (landscape architect). Appointments should be completed in August/September.

E. Announcements

Jim Royle – has fliers advertising events in the San Francisco Bay area.

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment

Issues within the Jurisdiction of the Historical Sites Board not previously heard. Request to speak should be submitted to the hearing staff liaison at the time of the meeting.

- **Dr. Lynne Christenson – County Historian**

1. Certified Local Government (CLG) training by the City of San Diego will be held at South West Marine September 28, 2002. The city is extending an invitation for the county Historic site board members to attend. Included will be a tour of the shipworks.
2. The Pine Fire update: Dr. Christenson, using an area map generated August 3, 2002, discussed the fire area. One hundred and eighteen acres of County parkland on Vulcan Mountain was affected. Some precontact archaeological sites in the Vulcan Mountain area were burned. Numerous bulldozer paths impacted cultural sites as well. Bureau of Land Management (BLM) is coordinating activity in the burn area and will put together a comprehensive “BEAR” report on affected sites and will distribute reports to all agencies. The “BEAR” Team has two purposes: stabilization of burned areas that may be impacted by rainwater, and assessment of cultural resources.

B. Presentations

- **Local Register Update – Staff Report**

Was forwarded to the Clerk of the Board and Board offices. The 1st reading took place on 8/7/02 with a 2nd reading on 8/14/02. Donna Beddow attended both meetings. Should be in effect on 9/14/02.

ACTION ITEMS

ITEM 3 – RANCHO SANTA FE IMPROVEMENT COMPANY GOLF COURSE SPEC HOUSE #2 – MAA02-003

Applicant: Wendell & Monetta Smoot

Location: APN 266-231-09; 6110 Mimulus, Rancho Santa Fe

Description: Single-story, frame and stucco, California Ranch style house. Winchton Leamon Risley of Los Angeles designed it. It was built in 1932 and was the 1st Village Community-Presbyterian Church Manse. Alteration were made in 2000 that include the changing and enlarging of the garage doors; the changing of wood-siding on front of the house near the garage; removal of lattice front porch decorative pieces; and insertion of a French door in center of bay window on west-side of house. This resource is applying for historic designation. A hold has been placed on approval of the Mills Act since the property is in the process of being sold.

Speakers: Kathleen Flanigan, historian, spoke in favor of the listing. Opposition was expressed by Charles Muse especially regarding the fact that the property was in escrow. His concern was the rights of the new property owners. Donna Beddow, in a conversation with Mrs. Smoot, said she indicated that she wanted the property listed on the National Register, but wanted to hold off on approval for the Mill Act. Jim Royle had concerns with the modifications to the property.

Today's Action: Recommend approval of historic designation and place this Resource on the Local Register of Historic Resources.

Paul Johnson moved that the recommendation of approval for the Smoot house listing to the San Diego County Local Register of Historic Places be approved.

2nd by Margie Warner; Motion denied by a vote of 3 to 1

ITEM 4 – JOHN & BETTY CUSHMAN HOUSE – MAA02-004

Applicant: James T. & Hilary Broyles

Location: APN 265-061-21; 5235 La Crescenta, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A modern, large two-car detached garage is located to the south of the house, and a stable and cabana are located west of the residence. Lillian Rice designed the house. It was built in 1927 and is associated with Bessie Cushman, the founder of the Rancho Santa Fe Book Club, the oldest club in Rancho Santa Fe.

Speakers: Kathleen Flanigan, historian spoke in favor of the listing. During discussion, it was brought up that the maintenance log for the property, as well as a list of future improvements had not been submitted. The historic board staff had sent a letter to the owners requesting this information. Without these lists, the Mills Act Contract cannot be approved.

Today's Action: Recommend approval of the Mills Act Contract and place this resource on the Local Register of Historic Resources.

A motion was made by Paul Johnson to approve the property for listing on the Local Register of Historic Places.

2nd by Margie Warner; motion carried.

The board decided to table the approval of the Mills Act until next month, after the receipt of the required paperwork.

ITEM 5 – RANCHO SANTA FE IMPROVEMENT COMPANY GOLF COURSE SPEC HOUSE #1 – MAA02-005

Applicant: Virginia Dewey

Location: APN 266-232-09; 6107 Mimulus, Rancho Santa Fe

Description: Single-story, frame and stucco, California Ranch style house. Winchton Leamon Risley of Los Angeles designed it. It was built in 1932 and contains a gardener's shed and many mature trees that date back to the 1930s and were planted by Glenn Moore, landscaper for the Rancho Santa Fe Land Improvement Company. The only alteration to the house is an enclosure of a porch on the east end of the house.

Speakers: Kathleen Flanigan, historian, spoke in favor of the listing. Board members discussed whether to include the tree and gardener's shed as part of the listing. Jim Royle suggested that the plans (blueprints) be copied

Today's Action: Recommend approval of the Mills Act Contract and place this Resource on the Local Register of Historic Resources.

A motion was made by Jim Royle to designate this house for listing on the Local Register of Historic Resources and to include the tree and gardener's shed (with the approval of the owner),

2nd – Charles Muse; motion carried

A motion was made by Charles Muse to approve Mills Act contract.

2nd – Margie Warner; motion carried

ITEM 6 – FRANK WILLIAM JOERS HOUSE – MAA02-006

Applicant: Marcia Lee

Location: APN 266-291-12; 6135 La Flecha, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A two-car garage is connected to the house by a stucco archway. Additions to the house include an extension of the side of the garage into the back yard in 1928, and an expansion of a second story balcony at the rear of the first floor with enclosure below in the 1970s. Lillian Rice designed the house. It was built in 1927 and is associated with Frank William Joers, an early Rancho Santa Fe realtor who owned the Joers-Ketchum Store.

Speakers: Kathleen Flanigan, historian, spoke in favor of the listing.

Today's Action: Recommend approval of the Mills Act Contract and place this Resource on the Local Register of Historic Resources.

Motion by Paul Johnson that the recommended the approval for listing on the Local Register of Historic Places be accepted.

2nd – Margie Warner; motion carried

The vote for approval of the Mills Act Contract was tabled until the next meeting because of a lack of maintenance data.

ITEM 7 – FREDERICK & MARY ALLEN/BOEETIGER HOUSE – MAA02-007

Applicant: John & Christine Tyner

Location: APN 265-062-09; 5425 La Crescenta, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A two-car garage is connected to the house by a stucco archway. An arched gateway with original wood gate provides access to the back yard. Alterations to the house occurred in the 1990s and include the insertion of vinyl windows on the northwest end of the house and a deck addition at the rear of the house on the southeast side. Lillian Rice designed the house. It was built in 1927 and is associated with Wilfred Boettiger who was superintendent of the Rancho Santa Fe Irrigation District, crucial to the development of Rancho Santa Fe.

Today's Action: Recommend approval of the Mills Act Contract and place this Resource on the Local Register of Historic Resources.

The incorrect address is given for this property and most board members could not find it. Discussion and vote on this listing was tabled until next month.

ITEM 8 – FERRY RANCH GARAGE ADDITION

Applicant: Kennedy Development

Location: APN 379-350-11; 10414 Chase Creek Lane, Lakeside

Description: Proposed detached garage addition for the Ferry Ranch House.

Today's Action: Recommend approval of the garage addition for the Ferry Ranch House.

A consensus of the board members is that insufficient information is available to make a decision on this listing. Donna Beddow will follow up with applicant: the detached garage must conform to existing Ferry Ranch architecture; is the selected architect a certified historical architect? The plans contain no identification of materials. And, a more complete description is needed.

OTHER

1. Future Agenda Items:

- Three new properties will be on the agenda for the August meeting.

ADJOURNMENT

A motion to adjourn was made by Margie Warner.

2nd by Paul Johnson; motion carried.

Meeting adjourned at 8:00 PM.

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

August 19, 2002

Vice Chairman, Charles Muse

August 19, 2002

***Audio tapes containing the activities of the meeting are available for review**

